

**Commonwealth of Massachusetts****Executive Office of Environmental  
Affairs ■ MEPA Office****ENF Environmental  
Notification Form***For Office Use Only  
Executive Office of Environmental Affairs*EOEA No.: 12834  
MEPA Analyst: LEANDREA DAMES  
Phone: 617-626- 1028

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Ashley Place f.k.a. Meg Lane		
Street: Randolph Avenue		
Municipality: Milton	Watershed: Neponset	
Universal Transverse Mercator Coordinates:	Latitude: 042° 14' 38.7" N Longitude: 071° 04' 14.5" W	
Estimated commencement date: 10/02	Estimated completion date: September 2003	
Approximate cost: \$600,000+	Status of project design: 100% complete	
Proponent: First Financial Holding Corporation		
Street: 49 Fort Avenue		
Municipality: Roxbury	State: MA	Zip Code: 02119
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Michèle Grenier		
Firm/ Wetland & Wildlife, Environ. Consultants	Street: P.O. Box 1432	
Municipality: Middleborough	State: MA	Zip Code: 02346
Phone: 508 259-9617	Fax: 508 947-5741	E-mail: wetlands_wildlife@yahoo.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

☐ Yes ☒ No

Has this project been filed with MEPA before?

☐ Yes (EOEA No. \_\_\_\_\_) ☒ No

Has any project on this site been filed with MEPA before?

☐ Yes (EOEA No. \_\_\_\_\_) ☒ No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8)) ☐ Yes ☒ Noa Special Review Procedure? (see 301 CMR 11.09) ☐ Yes ☒ Noa Waiver of mandatory EIR? (see 301 CMR 11.11) ☐ Yes ☒ Noa Phase I Waiver? (see 301 CMR 11.11) ☐ Yes ☒ No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres):

Are you requesting coordinated review with any other federal, state, regional, or local agency?

☐ Yes (Specify \_\_\_\_\_) ☒ No

List Local or Federal Permits and Approvals:

**Milton Planning Board Approval granted**  
**Milton Conservation Commission, Order of Conditions issued 04/01/02**  
**Army Corps of Engineers Category II Program Permit**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land   | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water  | <input type="checkbox"/> Wastewater   | <input type="checkbox"/> Transportation                              |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste                     |
| <input type="checkbox"/> ACEC   | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources       |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval  <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <u>ACOE Cat II General Permit</u>
Total site acreage	6			
New acres of land altered		2.0		
Acres of impervious area		.5		
Square feet of new bordering vegetated wetlands alteration		12,300		
Square feet of new other wetland alteration				
Acres of new non-water dependent use of tidelands or waterways				
<b>STRUCTURES</b>				
Gross square footage		6,000		
Number of housing units	0	3		
Maximum height (in feet)		30		
<b>TRANSPORTATION</b>				
Vehicle trips per day		15		
Parking spaces		6		
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use		1,500		
GPD water withdrawal				
GPD wastewater generation/ treatment		990		
Length of water/sewer mains (in miles)		<.5		

natural resources to any purpose not in accordance with Article 97?

☐ Yes (Specify \_\_\_\_\_) ☒ No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

☐ Yes (Specify \_\_\_\_\_) ☒ No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

☐ Yes (Specify \_\_\_\_\_) ☒ No

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

☐ Yes (Specify \_\_\_\_\_) ☒ No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

☐ Yes (Specify \_\_\_\_\_) ☐ No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

☐ Yes (Specify \_\_\_\_\_) ☒ No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The proposed construction of the subdivision will include three house lots, a subdivision roadway, utilities, sewer and water lines, landscaping and improved drainage for the area. The proposed limited access roadway will be located off Randolph Avenue. Utilities such as telecommunications, power, water gas and sewer will be installed within the proposed roadway layout. Approximately 12,300 square feet of bordering vegetated wetland, associated with a drainage ditch, will be altered to access upland portions of the site. The crossing will be accomplished using two box culverts and a retaining wall to minimize the amount of fill and to avoid obstruction of the ditch flow. The alteration of the wetland is proposed to be replicated (1,400sf) in the vicinity of the alteration by establishing similar vegetation species.

The approximate 6-acre site is located off Randolph Avenue, Milton MA. The site is bordered by residential development to the south associated with Randolph Avenue, residential property to the west and north, and the Town of Milton Department of Public Works garage to the east (See Section III Figure 1). The site is comprised of approximately 196,638 square feet of upland, with a drainage ditch and associates BVW that borders along the southeast side of the site.

#### Alternative Analysis

- 1) **No Build:** The site is zoned residential and has no restrictions. The subdivision has been approved by the Milton planning board and conservation commission (See Appendix A Order of Conditions). The no build option was not chosen.
- 2) **Reduced Project Scope:** A reduced project scope would likely involve the elimination of one or two houses. The number of houses has already been reduced and the three house are on >1 acres each. In addition the Milton Planning Board approved a minimum width of 22 feet for the roadway to decrease the amount of wetland disturbance.

- 3) **Preferred Design:** The current design of the project will raise property values and will meet the goals of the surrounding subdivisions. The proposed project will also improve the drainage problems for abutting dwellings. Presently the drainage ditch that runs from the Milton Public Works garage down behind the houses on Randolph Ave., through the applicants parcel and entering a culvert crossing under Randolph Ave., is filled with debris (Christmas trees, silt, etc). As a result the blocked drainage ditch creates flooding problems for all the abutters on Randolph Avenue. In a sincere effort to alleviate the problem for the abutters the applicant proposed to completely clean out the entire drainage ditch and utilize an expensive drainage pipe system within the box culverts to slow the release of water to further reduce flooding.

## **LAND SECTION – all proponents must fill out this section**

### **I. Thresholds / Permits**

- A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))  
 \_\_\_ Yes **X** No; if yes, specify each threshold:

### **II. Impacts and Permits**

- A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0</u>	<u>2.0</u>	<u>2.0</u>
Roadways, parking, and other paved areas	<u>0</u>	<u>.5</u>	<u>.5</u>
Other altered areas (describe)	<u>0</u>	<u>BVW</u>	<u>12, 300sf</u>
Undeveloped areas	<u>6.0</u>	<u>2.0</u>	<u>2.0</u>

- B. Has any part of the project site been in active agricultural use in the last three years?  
 \_\_\_ Yes **X** No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

- C. Is any part of the project site currently or proposed to be in active forestry use?  
 \_\_\_ Yes **X** No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

- D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? \_\_\_ Yes **X** No; if yes, describe:

- E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? \_\_\_ Yes **X** No; if yes, does the project involve the release or modification of such restriction? \_\_\_ Yes \_\_\_ No; if yes, describe:

- F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? \_\_\_ Yes **X** No; if yes, describe:

- G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes **X** No \_\_\_ ; if yes, describe:

- H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy: **The project has been designed to reduce peak rate and volume through the infiltration. The proposed stormwater management system will exceed the existing recharge volumes. The system is designed to remove greater than 80% of total suspended solids (See Section II Project Narrative, and Appendix C Stormwater Manangement Form, Appendix D Stormwater Operation & Maintenance Plan and Appendix D Drainage Calculations).**

- I. Is the project site currently being regulated under M.G.L.c.21E or the Massachusetts Contingency